



*City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00015 Enchanted Hills Unit Three  
**Application Type:** Major Combination  
**CPC Hearing Date:** March 8, 2012  
**Staff Planner:** Kevin Smith, 915-541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)  
**Location:** North of Transmountain Road and East of I-10  
**Legal Description Acreage:** 97.03 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-5/sp  
**Proposed Zoning:** N/A

**Nearest School:** Canutillo Middle School (1.5 miles)  
**Nearest Park:** Rio Grande River Trail (1.7 miles)  
**Parkland Fees Required:** N/A  
**Impact Fee Area:** Property is located within the Westside Impact Fee Area and is subject to impact fees

**Property Owner:** El Paso Transmountain, L.L.C.  
**Applicant:** El Paso Transmountain, L.L.C.  
**Representative:** Roe Engineering, L.C.

**SURROUNDING ZONING AND LAND USE:**

**North:** RMU (Residential Mixed Use)/ Vacant  
**South:** C-4 (Commercial)/ Vacant  
**East:** R-3A (Residential)/ Vacant  
**West:** C-3/c (Commercial with a condition)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Mixed Use

**APPLICATION DESCRIPTION**

The applicant is proposing a development of 361 single-family residential lots with the smallest approximately 5,530 square feet in size and the largest approximately 24,670 square feet in size. The applicant is also proposing an additional 2.84-acre park to the existing 1.5-acre park dedicated by separate instrument. The applicant is also proposing 8.08 acres of public open space that will serve as drainage rights-of-way/drainage easements and five pedestrian rights-of-way to provide access to the open space areas. Primary access will be from Enchanted Hills Drive.

This proposed subdivision is part of the Enchanted Hills Land Study which was approved by the City Plan Commission on June 5, 2008. The applicant has been granted a vested rights petition in whole making the development subject to the subdivision ordinance in effect prior to June 1,

2008.

The applicant is also requesting the following modifications:

- To allow for 52 foot right-of-way with 5 foot parkways and 5 foot sidewalks.
- To allow for 50 foot right-of-way which would include 5 foot sidewalks and 4 foot parkways.
- To allow for a 52 foot right-of-way which would include 34 feet of pavement as approved in Enchanted Hills Unit One.
- To allow for joint use between drainage rights-of-way and pedestrian access.
- To allow for a modified cross-section for Enchanted Ridge Drive to accommodate a turning circle.
- To allow for street names in excess of thirteen characters.
- To allow for landscaping within the cul-de-sac turnaround on Enchanted Path Drive.
- To allow for a modified cul-de-sac turnaround on Enchanted Brim Drive to accommodate parking for the abutting park.
- To allow for modification to the arroyo per section 19.16.050.H of the previous subdivision code.

### **CASE HISTORY**

On July 28, 2011, the City Plan Commission approved Enchanted Hills Unit Three on a major preliminary basis.

### **CURRENT REQUEST**

The applicant has submitted Enchanted Hills Unit Three on a major combination basis showing additional lots, park, and drainage/open space area.

### **Development Coordinating Committee**

The Development Coordinating Committee recommends **approval** of the modifications based on reason 3 of Section 19.04.170 of the previous subdivision code and **approval** of Enchanted Hills Unit Three on a **Major Preliminary** basis subject to the following conditions and requirements:

- Enchanted Hills Unit One be recorded prior to or concurrently with Enchanted Hills Unit Three to provide adequate access to the subdivision.

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway at the rear of the double frontage lots along Enchanted Pass Drive and Northwestern Drive, as stipulated under Section 19.16.080.D of the previous subdivision code. *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the development services director or designee, to provide a visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the Department of Transportation where it conflicts with site visibility standards.

### **Open Space Advisory Board:**

Recommends 4-1 to approve, with 2 abstentions.

**Planning Division Recommendation:**

Approval with modifications. In this case the applicant has demonstrated an alternative method of development to include pedestrian rights-of-way and 5-foot sidewalks. This alternative method of development will improve the aesthetic value of the subdivision while giving equal emphasis to safety and vehicular and pedestrian passage. The joint use of the drainage rights-of-way with pedestrian access, along with the landscaped cul-de-sac turnaround on Enchanted Path Drive and the parking within the cul-de-sac turnaround on Enchanted Brim Drive will improve the aesthetic value and improve the parkland and open space areas.

**Engineering and Construction Management – Land Development**

No Objection.

The Subdivision is within Flood Zones C and A2, Panel 480214 0011 C dated February 5, 1986.

**El Paso DOT**

Transportation recommends approval of the subdivision plat subject to the following condition:

1. Enchanted Hills Unit One shall be recorded prior to the proposed subdivision to ensure adequate access to the proposed subdivision.

Transportation provides the following comments:

1. Transportation does not object to the modification request for the proposed parking area within the cul-de-sac at Enchanted Brim Drive adjacent to the park provided the following conditions are met: a. A seven-foot sidewalk or a five-foot sidewalk with a five-foot parkway be provided adjacent to the angled parking. b. The median with parking shall be raised with curb and gutter.

2. Transportation does not object to the following modifications: a. Five foot sidewalks within all 52ft. right-of-ways b. Fifty Foot Cross section at Sun Loft Place c. Thirty-four foot pavement on Enchanted Pass Drive and Enchanted Hills Drive d. Turning circle along Enchanted Ridge e. Street names exceeding 13 characters in length f. Landscaping in cul-de-sac on Enchanted Path and pedestrian access to Enchanted Springs

Notes:

1. Applicants shall coordinate the proposed right-in/right-out access and deceleration lane with TXDOT. TxDOT approval required for the deceleration lane on Desert Boulevard.

2. The subdivision improvement plans are under review in accordance with Section 19.04.040 (Criteria for Approval) of the current subdivision ordinance. The final subdivision plat approval is still subject to the City Manager's determination that the Subdivision Improvement plans comply with this and other City ordinances.

3. Double frontage lots along Northwestern Drive and Enchanted Springs Drive shall comply with Section 19.23.040.H (Double frontage lots).

4. Temporary breakaway guard posts with retro-reflective end-of-road markers or Type III Barricades shall be provided at the ends of Enchanted Park and Sun Loft.

5. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

### **El Paso Water Utilities**

We have reviewed the subdivision described above and provide the following comments:

1. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
2. Existing water and sewer mains are located south of Transmountain Road and west of IH-10. EPWU has made provisions to provide water and sewer service to the subdivision. EPWU records indicate that the subject subdivision is within the boundaries of phase I as shown on the Enchanted Hills land study as submitted on December 1, 2009. Water service will be available for phase I, up to elevation 4060 (PSB Datum), by extending the existing 12-inch diameter water main located just north of Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane within Desert Spring Unit 1. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway. Water and sanitary sewer service for the subdivision requires connection to the proposed water and sewer mains within Enchanted Hills Unit One and Two.
3. Sanitary sewer service for phase I of the land study (including Enchanted Hills Unit 3) requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7<sup>th</sup> Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational early 2013. Temporary sewer service is available to phase I by connecting to the existing 15-inch sewer main along the west side of I-10. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.
4. Water and sewer service is contingent on the construction of water and sewer mains within Enchanted Hills Unit 1 and 2 and Desert Springs Unit 1.
5. Transmountain and IH-10 are TXDOT right-of-ways. The installation of water/sewer mains within the right-of-way requires a utility installation permit from TXDOT. Service to the subdivision is contingent upon TXDOT issuing the permit.
6. The Owner is to coordinate with EPWU to ascertain that the required water and sewer mains to serve the subject subdivision are installed in parallel with development and in coordination with the owner. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.
7. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of

application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **PSB - Stormwater**

We have reviewed the subdivision described above and provide the following comments:

#### **Enchanted Hills Unit 3 – Major Combination- Revised**

1. Dedicate Lot 18 of Block 24 and Lot 1 of Block 17 as Drainage Right-of-way/with Pedestrian Access only. If these lots are to be dedicated as ponds, they must meet the City of El Paso Design Standards for Construction's Detention Basin Design Requirements, which requires an overflow spillway.

(The comments below shall be addressed at the improvement plan stage.)

2. The proposed subdivision is located near a potential sediment flow source. At the improvement plan stage EPWU requires the Engineer to account for sediment volume in all calculations used to size stormwater drainage structures. Provide appropriate stormwater infrastructure to prevent sediment from clogging the proposed crossings on Enchanted Pass Drive and Northwestern Drive.

3. During design of the subdivision improvements ensure water crossings on Northwestern Drive and Enchanted Pass Drive are large enough to convey stormwater runoff and sediment from the upstream areas. Provide sufficient access for EPWU Stormwater Utility mechanized maintenance equipment and vehicles. EPWU prefers bridge crossings or 6-foot high concrete box culverts.

4. Coordinate the drainage plan with the US Army Corps of Engineers and FEMA. EPWU approval of the subdivision improvement plans will be subject to US Army Corps of Engineers approval (if required), as well as FEMA approval of a CLOMR.

5. At the improvement plan stage provide additional erosion/scour protection for proposed retaining walls abutting Flow Path 42B and Flow Path 42C. Consider using gabion retaining walls along the Flow Paths.

6. EPWU recommends using principles of low impact development design (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at the park site.

### **Parks and Recreation Department**

We have reviewed **Enchanted Hills #3**, a major final plat map and offer Developer / Engineer the following "**revised**" comments:

Please note that this plat consists of 361 (R-3A & R-5/sp) lots and that applicant is proposing to extend the acreage/limits of the previously dedicated 1.4965-acre park known as Enchanted Hills Off-site by (±) 2.84 acres for a total park size of about 4.34 acres.

Also, please note that this subdivision is part of the Enchanted Hills Land Study and applicant has accrued parkland credits thru the dedication of the 1.4965 acre Off-site Park and will receive parkland credits for landscaping and irrigation improvements (Bonus Reductions) to the Hike/Bike trail along Enchanted Springs Drive within Enchanted Hills Units #1 & #2

1. Parks Department request covenants restricting the use to Single-family dwellings use for all lots zoned “R-5” since they may meet the requirements for Two-family dwellings.
2. Enchanted Hills Off-site Park Dedication shall be recorded prior to or concurrently with this subdivision and Enchanted Hills #1 & Enchanted Hills #2.

Also, please note that per below mentioned parkland calculations this development meets and exceed the minimum requirements by 1.03 acres or 103 dwelling units

Parkland Requirements:

Enchanted Hills #1 = 88 Units, required to dedicate .....	<u>0.88-acres</u>
Enchanted Hills #2 = 15 Units, required to dedicate .....	<u>0.15-acres</u>
Enchanted Hills #3 = 361 Units, required to dedicate .....	<u>3.61-acres</u>
<b>Total Required Parkland = 4.64-acres</b>	

Parkland Credits:

Enchanted Hills Off-site Park Dedication .....	1.50-acres
Enchanted Hills #1 Hike & Bike Trail Bonus Reduction .....	0.30-acres
Enchanted Hills #2 Hike & Bike Trail Bonus Reduction .....	0.47-acres
Enchanted Hills #2 Hike & Bike Parkland Dedication .....	0.56-acres
Enchanted Hills #3 Parkland Dedication .....	<u>2.84-acres</u>
<b>Total Dedicated Parkland = 5.67-acres</b>	

Total Dedicated Parkland = **5.67-acres**  
Total Required Parkland = (-) **4.64-acres**  
Remaining Parkland Credits = **1.03-acres or 103 Units**

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.

5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide perimeter lighting along adjacent Public Street rights of way; Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' parkway landscaped with screenings & street trees at every 30' on center and a 5' wide concrete meandering sidewalk all along the park's perimeter.
16. Park improvements shall meet the requirements of the current Park and Open Space ordinance Section 19.20 and any approved amendments.
17. Construction of Park improvements need to be coordinated and inspected by Parks Department.

**Texas Gas Service**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**911 District**

No comments received.

**Fire Department**

No comments received.

**Sun Metro**

No comments received.

**Geographic Information Systems**

No comments received.

**Canutillo School District**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.



**Westside Service Area**

<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00
8 inch	53.33	\$35,158.00	\$49,437.00
10 inch	76.67	\$50,545.00	\$71,073.00
12 inch	143.33	\$94,490.00	\$132,867.00

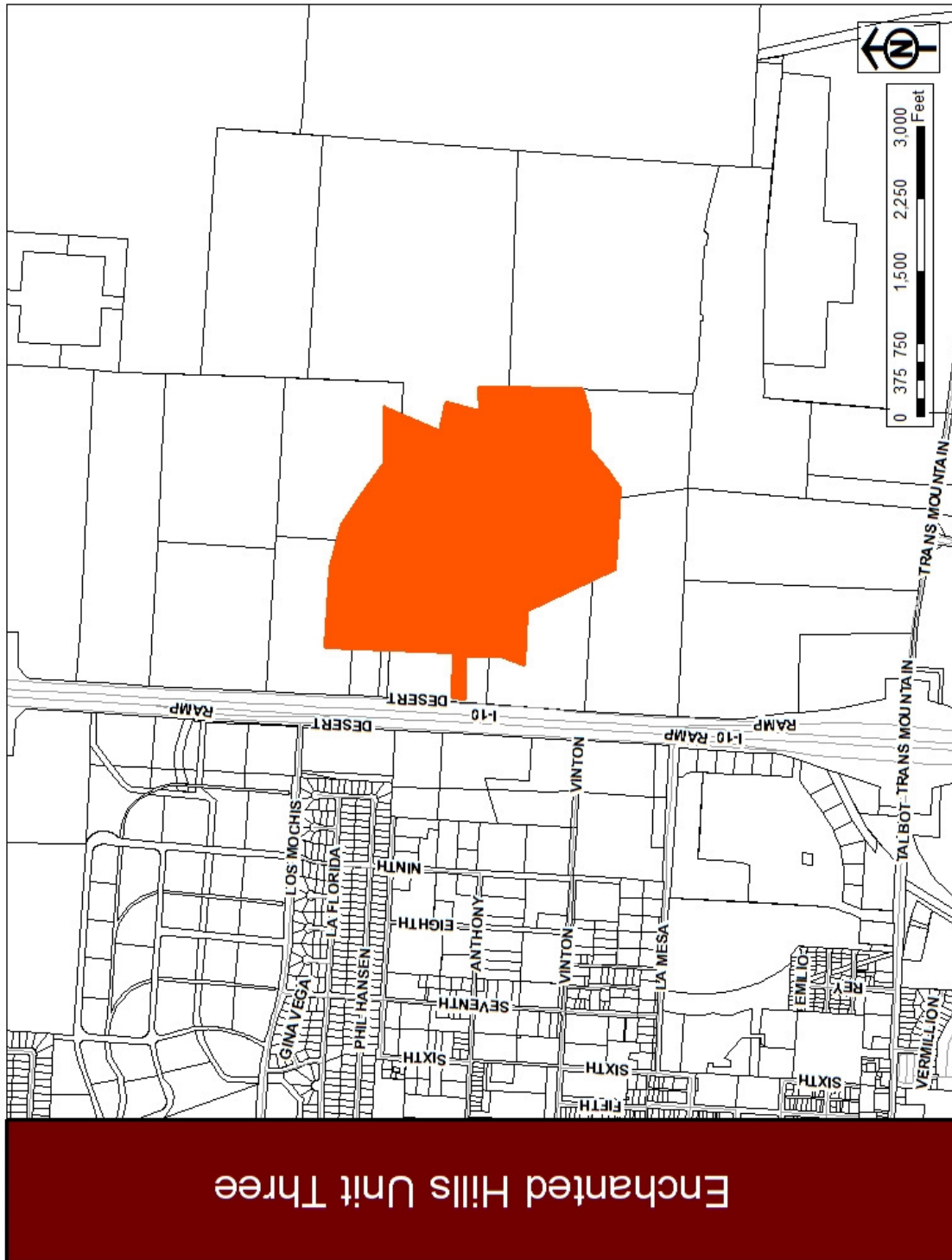
**\*Fees do not apply to water meter or connections made for standby fire protection service**

4. The following shall be addressed prior to the recording of the subdivision:
  - a. Remove the word pond from the plat and from the dedication statement.
  - b. Include in the notes portion of the final plat information for the filing of the tax certificate(s).

**Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Modification Requests
6. Memo from City Engineer
7. Application

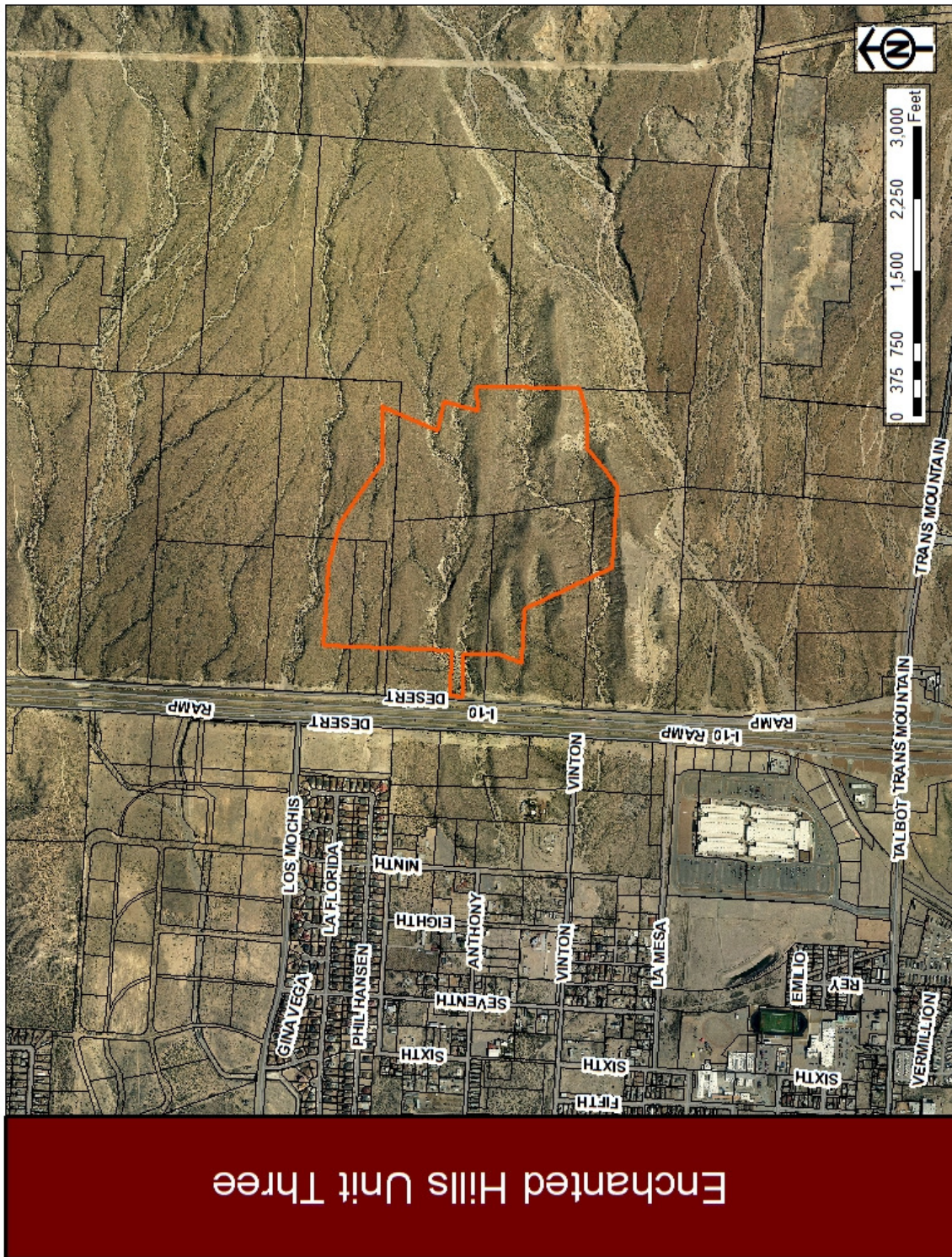
ATTACHMENT 1



Enchanted Hills Unit Three

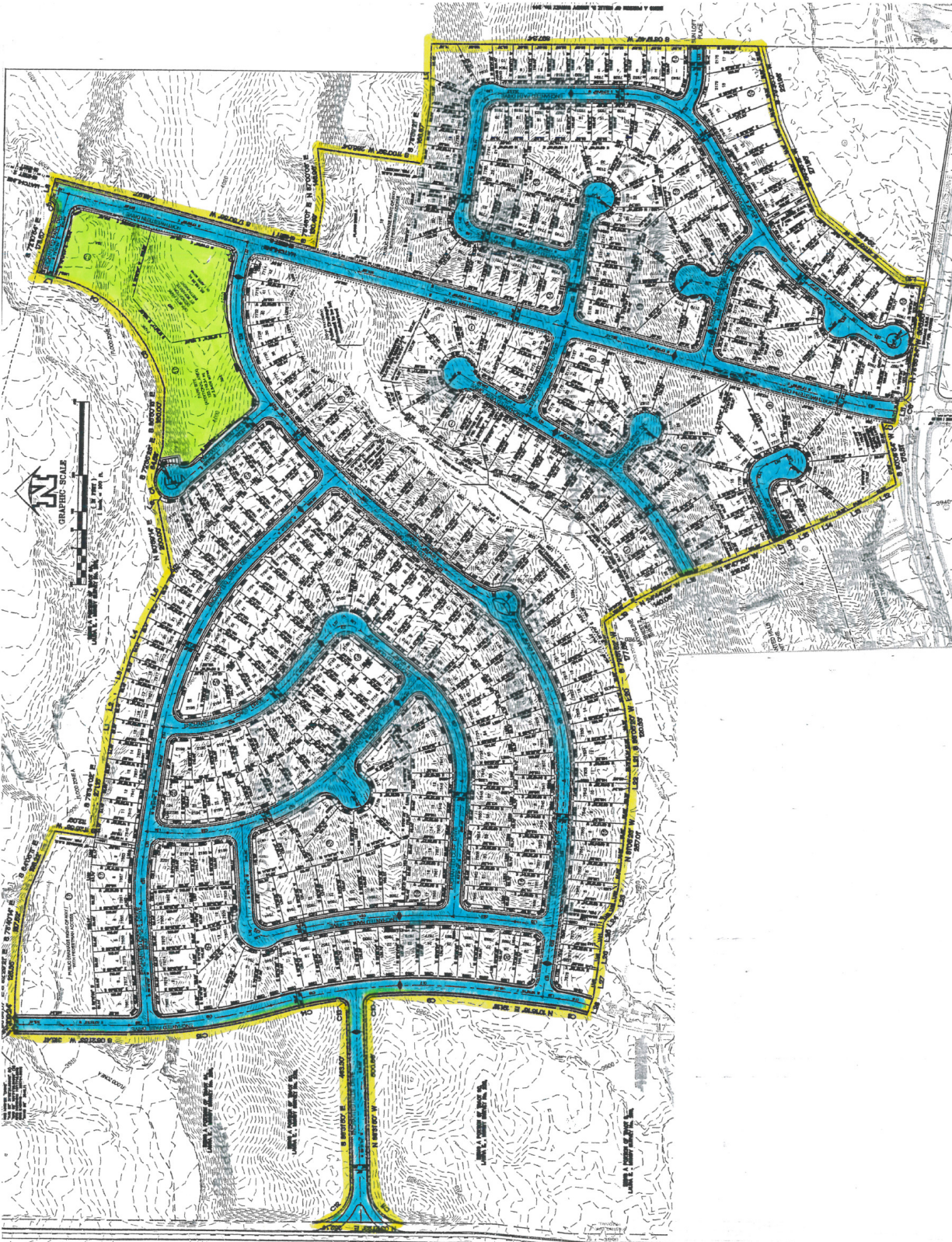


## ATTACHMENT 2





### ATTACHMENT 3





**SITE PLAN**

Graphic Scale: 1" = 100' (1" = 30.48m)

North Arrow

The plan shows a residential development with a central water feature (river/stream) flowing through it. The water feature is highlighted in blue. The surrounding area is mostly white, with some green areas indicating parks or undeveloped land. The plan includes a north arrow and a graphic scale bar. The title 'SITE PLAN' is prominently displayed at the top center.

**ATTACHMENT 5**

# Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

February 13, 2012

Mr. Kevin Smith, Planner  
City of El Paso  
Department of Planning - Subdivisions  
2 Civic Center Plaza, 5th Floor  
El Paso, Texas 79999

**Re:** Enchanted Hills Unit Three Final Plat

Dear Mr. Kevin Smith,

We are respectfully requesting the following modifications:

1. A modification for a 5 foot sidewalk within all the 52 foot wide public right-of-ways within the subdivision.
2. A modification for a 50 foot wide public right-of-way within the subdivision to match the street section from the future development of Desert Springs.
3. A modification for the pavement section to be 34' wide to follow the same approved cross section as within Enchanted Hills Unit One for Enchanted Pass Drive and Enchanted Hills Drive which will also have a section for right lane in and right lane out to Desert Boulevard North (I-10).
4. A modification for the Drainage right-of- ways and pedestrian access joint use.
5. A modification for the turning circle along Enchanted Ridge Drive. As shown on Preliminary Plat.
6. A modification for all street names in excess of thirteen characters. As shown on Preliminary Plat.
7. Allow for landscaping in cul-de-sac on Enchanted Path Drive and provide access to the hike / bike trail that is proposed along Enchanted Springs Drive.

601 N. Cotton Suite 6 • El Paso, Texas 79902 • (915)533-1418 • Fax (915) 533-4972

8. Allow for parking in the Cul-de-sac on Enchanted Brim Drive. A single loaded street. Parking could be used for the adjacent Park Site. Allow for a 5' wide meandering sidewalk on streets adjacent to the park site.

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We appreciate your assistance, if you have any questions please do not hesitate to call.

Sincerely,



Bradley Roe, P.E., R.P.L.S.

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cc: Rick Cordova  
FILE:EH3 final plat\_rev mod letter.wpd



# Roe Engineering, L.C.

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Civil Engineering • Land Development • Planning • Surveying

February 29, 2012

Mr. Kevin Smith, Planner  
City of El Paso  
Department of Planning - Subdivisions  
2 Civic Center Plaza, 5th Floor  
El Paso, Texas 79999

via email: SmithKW@elpasotexas.gov

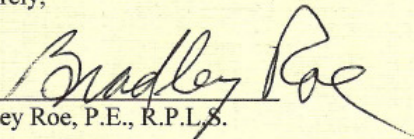
**Re:** Enchanted Hills Unit Three Modification Request Section 19.04.170 - 19.16050H.

Dear Mr. Smith,

We are respectfully requesting a modification to allow for construction within existing arroyos, for the required street crossings and drainage structures at Enchanted Pass Drive and Northwestern Drive.

We appreciate your assistance, if you have any questions please do not hesitate to call.

Sincerely,

  
Bradley Roe, P.E., R.P.L.S.

cc: Rick Cordova

FILE:EH3\_mod letter arroyo.wpd

601 N. Cotton Suite 6 • El Paso, Texas 79902 • (915)533-1418 • Fax (915) 533-4972

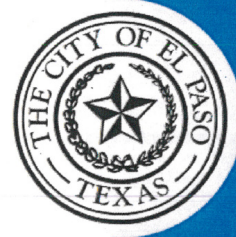


## ATTACHMENT 6

*Dedicated to Outstanding Customer Service for a Better Community*

**SERVICE SOLUTIONS SUCCESS**


### **ENGINEERING AND CONSTRUCTION MANAGEMENT DEPARTMENT**



#### **MEMORANDUM**

DATE: February 29, 2012

TO: Raul Garcia  
Senior Planner

FROM: Alan Shubert P.E.   
City Engineer, Floodplain Administrator

SUBJECT: Enchanted Hills Unit Three

The City Engineer has made a determination that modification are required to a portion of the arroyo within the proposed Enchanted Hill Unit Three Subdivision for the purpose of protecting the health, safety and welfare of the public, and recommends to the City Plan Commission that an exception be granted to the preservation of natural arroyos to allow some improvements provided that all Federal, State and local mandates are followed, and meets the requirements of Chapter 19.48 (Petition for waiver or exceptions) and permanent provisions for arroyo protection are provided and that any areas impacted by the proposed improvements, be reasonably safe from flooding and said improvements are included within the Subdivision Improvement Plans to be reviewed and approved by the Land Development Section.

**Mayor**  
John F. Cook

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Cortney Carlisle Niland

**City Manager**  
Joyce A. Wilson

Engineering and Construction Management Department  
2 Civic Center Plaza, 4<sup>th</sup> floor - El Paso, Texas 79901 - (915) 541-4200

## ATTACHMENT 7



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: February 21, 2012

FILE NO. SUSU12-00015

SUBDIVISION NAME: Enchanted Hills Unit Three (Phases 1-4)

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Tracts 8, 9A and 9C, Laura E. Mundy Survey No. 238  
City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	63.95	361	Office		
Duplex			Street & Alley	22.14	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	4.34	2	Drainage / Open Space	8.08	3
Offsite Park plus area to be dedicated by this plat					
School			Total No. Sites		
Commercial			Total (Gross) Acreage	98.5166	
Industrial					

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☒ Overhead ☐ Combination of Both ☐

6. What type of drainage is proposed? (If applicable, list more than one)  
Lots to streets, To Drainage Right-of-way/Open Space Arroyos

7. Are special public improvements proposed in connection with development? Yes ☒ No ☐

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐  
 If answer is "Yes", please explain the nature of the modification or exception 5' sidewalk in a 52' right-of-way with 32' pavement throughout the subdivision except on Enchanted Pass and Enchanted Hills where it will be 34' of pavement.  
Modifications for Drainage / Pedestrian Right-of-ways.

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☒ No ☐

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

Letter dated April 10, 2009 regarding Enchanted Hills by Victor Torres has addressed vested rights. This development will be subject to subdivision standards in effect prior to June 1, 2008.

12.	Owner of record	El Paso Transmountain, L.L.C. (Name & Address)	6800 Surtey Drive, Suite 300 (Zip) El Paso, Texas 79905	915-592-0290 (Phone)
13.	Developer	El Paso Transmountain L.L.C. (Name & Address)	6800 Surety Drive, Suite 300 (Zip) El Paso, Texas 79905	915-592-0290 (Phone)
14.	Engineer	Roe Engineering, L.C. (Name & Address)	601 N. Cotton Street, Suite 600 (Zip) El Paso, Texas 79902	915-533-1418 (Phone)

CASHIER'S VALIDATION  
FEE: \$2,088.00

OWNER SIGNATURE:

REPRESENTATIVE:

*[Signature: RACE for C.P. TRANSMOUNTAIN]*  
*[Signature: Bradley Roe]*

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**